III. RESIDENTIAL DEVELOPMENT GUIDELINES

A. Overview

As noted in the Introduction, these design guidelines are intended to serve as a guide for property owners and developers who are planning new development projects or renovation of existing structures in North Long Beach and for City staff who review those projects. These design guidelines supplement zoning regulations and do not include development standards already contained in the zoning regulations. The zoning regulations should be thoroughly reviewed prior to beginning the development process.

Housing Design Problems and Opportunities

Far too much of the multifamily housing constructed in recent years is poorly designed, with few amenities for residents and is a detriment, rather than asset, to its neighborhood. Apartment buildings often overwhelm neighboring structures and ignore the established neighborhood character. Parking is visible from the sidewalk. Side and rear yards are paved with concrete and asphalt. Units are accessed from interior corridors that are filled with the stale smells of cooking and cigarette smoke. There is little or no usable outdoor space, especially outdoor space for children to play.

The City of Los Angeles Housing Department evaluated a series of successful housing developments throughout California that ranged in density from 13 to more than 100 units per acre. The projects are described in a publication entitled "Good Neighbors: Housing that Supports Stable Communities" which identifies a series of elements that contributed to the success of those projects. Those elements provide a solid foundation for good housing design in North Long Beach.

1. Put cars in their place. While parking was successfully accommodated in a variety of ways (above and below grade, and on the surface at the perimeter, in the middle or even in the front), in all cases, it was a subordinate element and did not overwhelm the housing.

Single-family homes facing the street. This example is the Renaissance Walk homes on Atlantic Avenue south of the 405 Freeway (14 units per acre).

Infill duplex with units that are not side-by-side and garages in back (17 units per acre).

2-3 story infill multi-family housing with subterranean parking (40 units per acre).

Long Beach zoning regulations require that parking be enclosed in a garage, except in large development projects, that is, projects with more than 40 units, where surface parking is permitted with site plan review. To avoid becoming the dominant element, garages for single family homes, duplexes and townhomes should be located on the rear half of the lot (with alley access if possible) or, if attached, integrated into the architecture of the building. Parking for multifamily housing may be in garages or in surface lots that are screened from view by buildings or landscaping, or fully subterranean.

Front doors and porches should be visible from the street (top); parking should be hidden behind.

2. Respect existing neighborhoods. Each of the successful projects respected the massing, scale and architectural character of its neighborhood. Most reinforced valued historic characteristics of the existing community by incorporating elements of their scale and building form into the design.

This Santa Monica housing emulates the detailing and character of bungalows in the neighborhood.

3. Include the street. Much of the future housing development in North Long Beach will be located on shallow lots along major streets. Those streets need to be included in the design of each housing project. Parkways and street trees, together with landscaped setbacks, create the front yard and buffer the housing from traffic. With an attractive front yard, entries can be oriented along the street.

Parkways, street trees and landscape setbacks create the front yard environment.

4. Provide places for residents to spend time outdoors. While the amount of open space varied among the successful projects, they all make good use of what was available, by providing a combination of common outdoor recreational areas and private gar-

dens, patios and porches. Common open space in courtyards, in particular, can provide a protected play area for children.

Play areas can be incorporated into the common area.

5. Value trees and landscape. Most of the projects evaluated used landscaping to soften building forms and to screen harsh urban environments. Side and rear yards are landscaped and paving is limited to functional areas, such as walkways, terraces and patios. Where parking is below grade, the building design can provide at-grade areas in key locations for large trees.

Landscaping can be incorporated over parking decks, as shown here. At-grade landscape areas should be provided whenever possible to accommodate larger trees.

6. Bring architecture to the sides and back. The design of the street facade is continued through to the sides and interior facades. In addition, the side and rear yards are landscaped and incorporate usable open space.

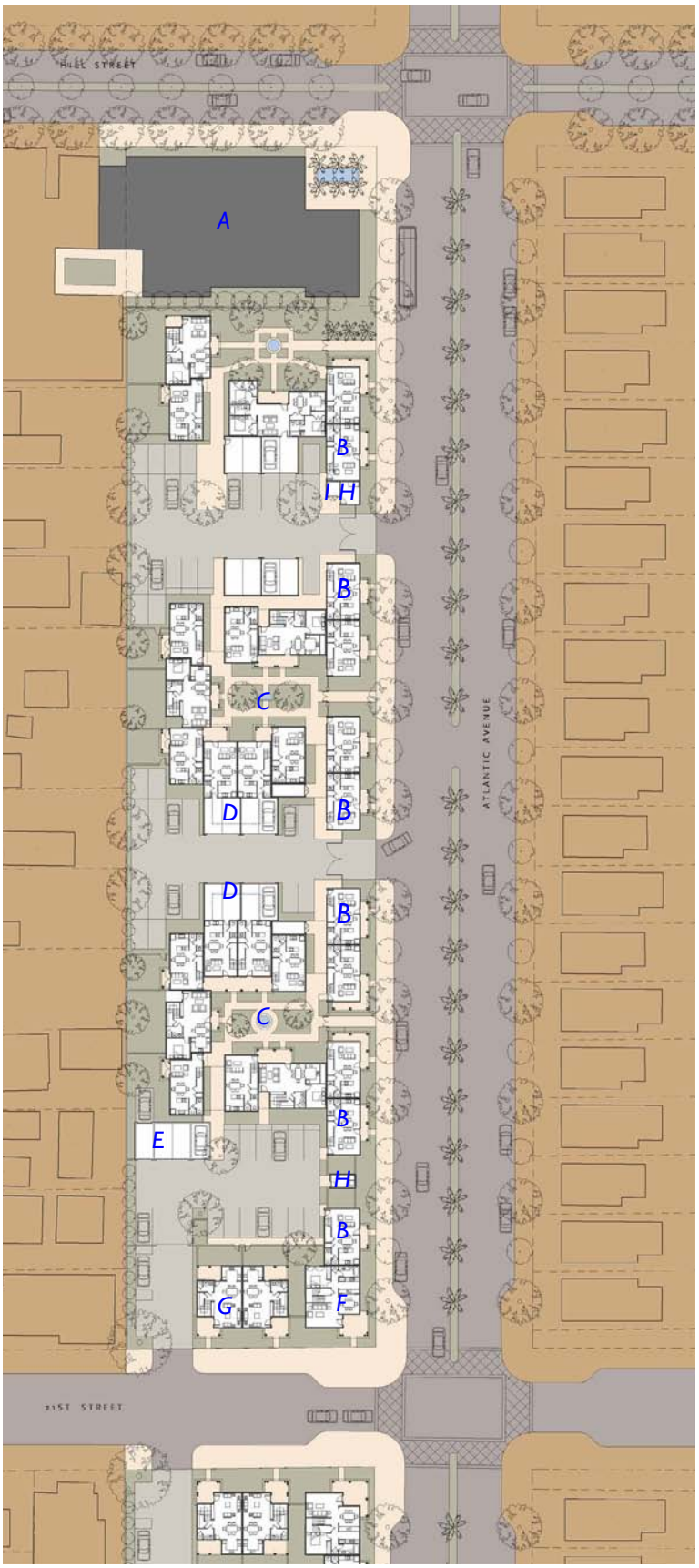
The architecture and materials on the side are the same as the front with balconies incorporated for use and views.

7. Celebrate sunlight. Allowing natural light and ventilation into living areas is a key to livability.

8. Offer apartment residents a vision of "home." The most successful housing developments provide residents with a positive and memorable environment. The sense of "home" can be provided in a variety of ways, for example, the use of a traditional building form with sloped roofs and massing and details that might be taken from a house, including a front porch or the incorporation of distinctive common open spaces. Individual entries from the street with a street address can make an apartment feel more like a home.

Individual entries from the street with a street address can make an apartment feel more like a home.

Figure III-1 Some Local Examples



A. *Library expansion.*

B. *Housing screens view of parking from street. Front doors, porches and public rooms face the street.*

C. *Courtyard housing is oriented around a secured, lushly landscaped communal outdoor space.*

D. *Garages with bedrooms above help reduce the scale of the parking court by dividing it into two smaller courts.*

E. *Garages are placed at the end of the driveway to conceal cars from the street.*

F. *This corner unit acknowledges both streets with wrap around porches and entries and public rooms that face the street.*

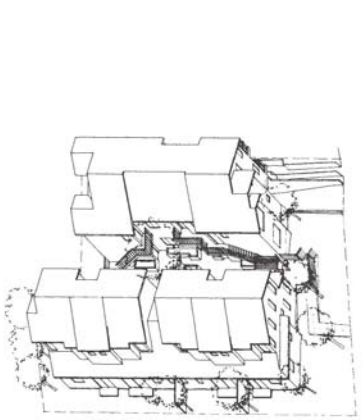
G. *Duplex is oriented with its front door and porch facing the street.*

H. *Common laundry room.*

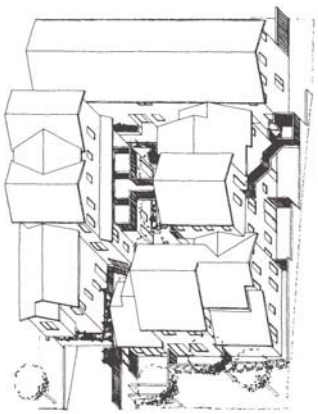
I. *Common trash room/enclosure.*

This example excerpted from:
Long Beach Work Force Housing Master Plan
Moule & Polyzoides

Figure III-1 Some Local Examples (continued)

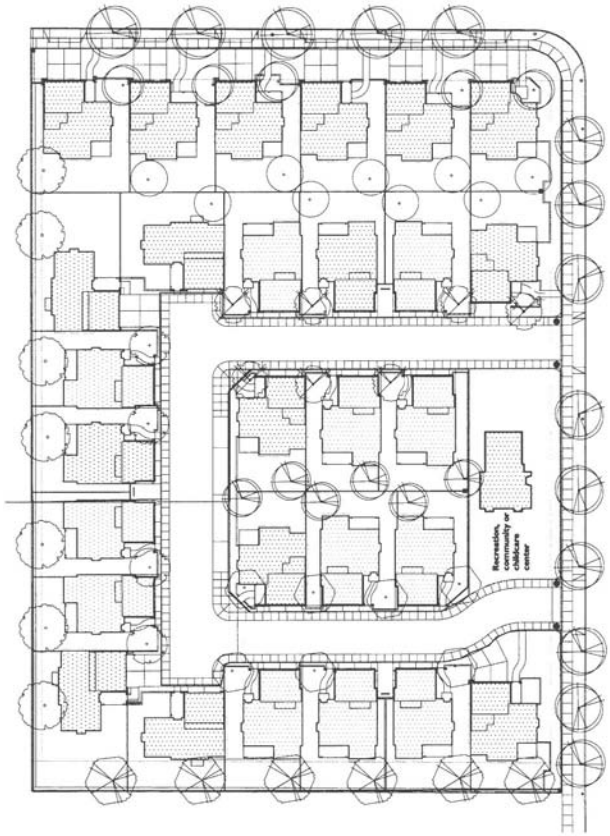


3005 Highland Avenue



518 Pier Avenue

The Ocean Park Housing Cooperative, designed by Appleton, Mechur & Associates for the Community Corporation of Santa Monica, is a series of village-like complexes located on 5 sites in the same neighborhood. Small, separate, 2-to-3-story buildings at densities of 40 units per acre with subterranean parking, incorporate variations in massing, roof lines, balconies and other architectural elements derived from the character of bungalows in the neighborhood. Each site is organized around a courtyard, with individual entries off the common court spaces, and private yards or decks behind.



These small lot homes, designed and developed by Mekeel Vinson and located in Panorama City, provide home ownership opportunities at affordable prices. The homes, at 14 units per acre, are each approximately 1,700 square feet in size with a front and back yard. The project includes a child care center.

Most of North Long Beach is zoned for single-family housing (R-1-N zone). Multifamily housing is permitted in a few locations, most often along arterial streets or adjacent to commercial zones. In the R-2-N zone, only two units are permitted on a single lot. In the other multifamily zones in North Long Beach, townhomes or flats are permitted.

In these multi-family zones, courtyard housing is the preferred configuration. Courtyard housing is an architectural type consisting of townhomes or flats arranged around common open space. The first example in Figure III-1 on page 42 shows how, in a single development project along an arterial street, either townhomes or flats can be arranged around a series of small open spaces to create housing that is set back from the street and at the same time visible from and having "eyes on" the street through the courtyards.

Townhomes, duplexes, triplexes and quadplexes on single lots, articulated as large single-family homes, may also be acceptable. Well-designed quadplexes, in particular, can be used to provide compatible multi-family housing on single lots in the R-4 districts.

B. Residential Site Planning

The focus of the Strategic Guide is on infill housing along major streets. A key consideration is the orientation of the residences relative to the major street. Courtyard housing, in particular, provides flexibility in siting housing along major streets. Units that are grouped around a series of courtyards can provide a visual presence along the street. At the same time, entries and living spaces can be oriented toward the courtyards, which are quieter and less public than a busy arterial street.

Key objectives of the site planning guidelines include less emphasis on the car, respecting the neighborhood and providing usable open space.

Table III-1 Residential Site Planning Guidelines

TOPICS	GUIDELINES
ALL HOUSING TYPES	
Vehicular Access and Parking	
Location	Vehicular access should be taken from a paved alley whenever possible.
Driveway/Curb Cut Width	Driveways and curb cuts should be the minimum width allowed by zoning to minimize pedestrian conflicts.
Garage Location	Garages on the back half of the lot or screened from view by housing units or landscaping are strongly encouraged.
Design of driveways to rear lot garages	Driveways that provide access from the street to the back of the lot should be designed to serve as outdoor space as well as for vehicular access (although this space does not qualify as usable open space to meet zoning regulations). Attractive paving patterns, grasscrete or a mix of concrete pavers and plant materials are encouraged.
Alleys	Space for landscaping should be provided adjacent to alley garage entries where feasible. Typically, pockets of landscaping can be provided between garages.
Neighborhood Compatibility	
Overall site design	New housing should contribute positively to the existing neighborhood and should be in harmony with surrounding, largely single-family neighborhoods.
Entrances and windows	Entrances and windows, not garages, should be the dominant elements of the front facades.
Front porches	All residences should be accessed from porches that face either the street or a common open space.
Building facades	On corner lots, the sides of buildings should be planned so both facades enhance the street.
Trash Receptacles	Trash receptacles should be screened from view. In development with 4 or more units, enclosed common trash areas must be provided in sufficient quantity to accommodate all refuse generated. In developments with less than 4 units per lot, trash receptacles may not be stored in the alley. They should be stored out of public view, either in the garage or in a designated trash enclosure.
Security gates and fences	Security gates and fences should be located behind the street face of adjacent buildings, i.e. security gates shall not align with or protrude beyond the street face of the adjacent structure.

TOPICS	GUIDELINES

ALL MULTI-FAMILY HOUSING

Usable Open Space

Configuration of common open space

Courtyards are encouraged as they provide protected common open space that is large enough to be usable by residents. In the R-4 districts, usable common open space should be maximized and buildings should be used to define and enclose common open spaces. Courtyards should be at least 30' by 45' to be usable.

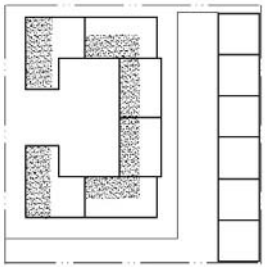
Open space hierarchy

Public, communal and private open spaces should be clearly distinguishable from one another.

Frontage

Orientation of living space

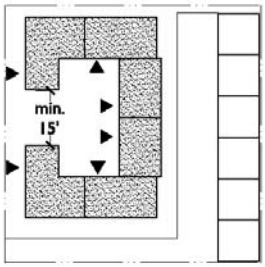
Living spaces, such as living rooms and dining rooms, should be oriented toward courtyards or, for units that face the street, toward the street.



Unit entries

Ground floor units should have direct access from porches facing streets or courtyards. Second floor units should be accessed by interior or exterior stairs from a ground level porch, with no more than two units per stairway.

Stoops, porches, and arcades should be used to provide a transition from public to private/indoor to outdoor at the entrance to units.



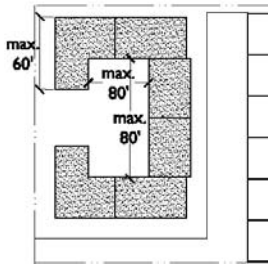
Private patios

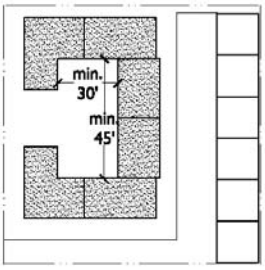
Private patios can be located in a courtyard if the courtyard exceeds 60 feet in width or in front yards facing the street if they are defined by a low wall (36" max.) or hedge. Patios can also be located on the service side of a unit.

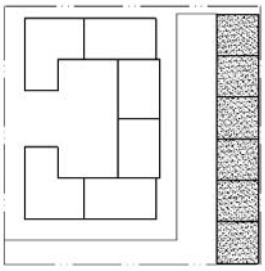
Site entries

Site entries, both pedestrian and vehicular, should be distinguished by elements such as columns or arbors and changes in texture, materials and form.

TOPICS	GUIDELINES
Exterior Lighting	
Function	Exterior lighting should be designed for specific tasks, including illumination of paths, entry ways, parking, streets and common areas.
Height	Lights that are mounted on poles or posts should be only as tall as is needed to accomplish their particular task and typically should not exceed 12'. In particular, ground lighting can effectively light paths, entrances and landscaping.
Glare control	Fixtures should incorporate cutoffs to screen the light sources from the view of other residences and motorists.
Consistency	Fixtures and poles/posts should be consistent throughout the project.
COURTYARD HOUSING	
Access	Units facing the courtyard should be accessed from a porch facing the courtyard. Units facing the street should be accessed from a porch facing the street. The entrance way to a courtyard from the street should be at least 15' wide.
Building Length	Continuous segments of building walls facing a public street should not be longer than sixty feet (60'). Building walls facing the courtyard should not be longer than eighty feet (80').
Courtyard Configuration	Courtyards should be a minimum of 30' by 45'. Porches may protrude up to a maximum of 5' into the courtyard space. Full courtyards are defined on all four sides by buildings. Partial courtyards are defined by buildings on three sides. Full courtyards are preferred. Partial courtyards adjacent to parking lots should be screened by a minimum 5' wide landscape zone. Courtyards should be visible from the street.





TOPICS	GUIDELINES
Parking 	Parking should be located behind, under, or on the side of the court. Parking should be fully secure and not visible from the street. Pedestrian access to subterranean parking should be from the courtyard. Elevators and stairs to subterranean parking shall be absorbed into the body of the building and not be free-standing elements located in the center of the court.
Natural Light and Air	Where feasible, courtyards should be oriented to receive maximum exposure to the southern sky and buildings should be massed to maximize the exposure of neighboring buildings to light and air.

DUPLEX, TRIPLEX AND QUADPLEX HOUSING

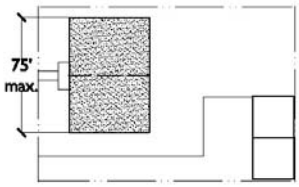
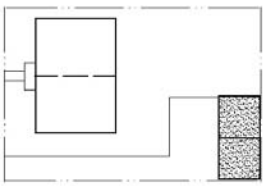
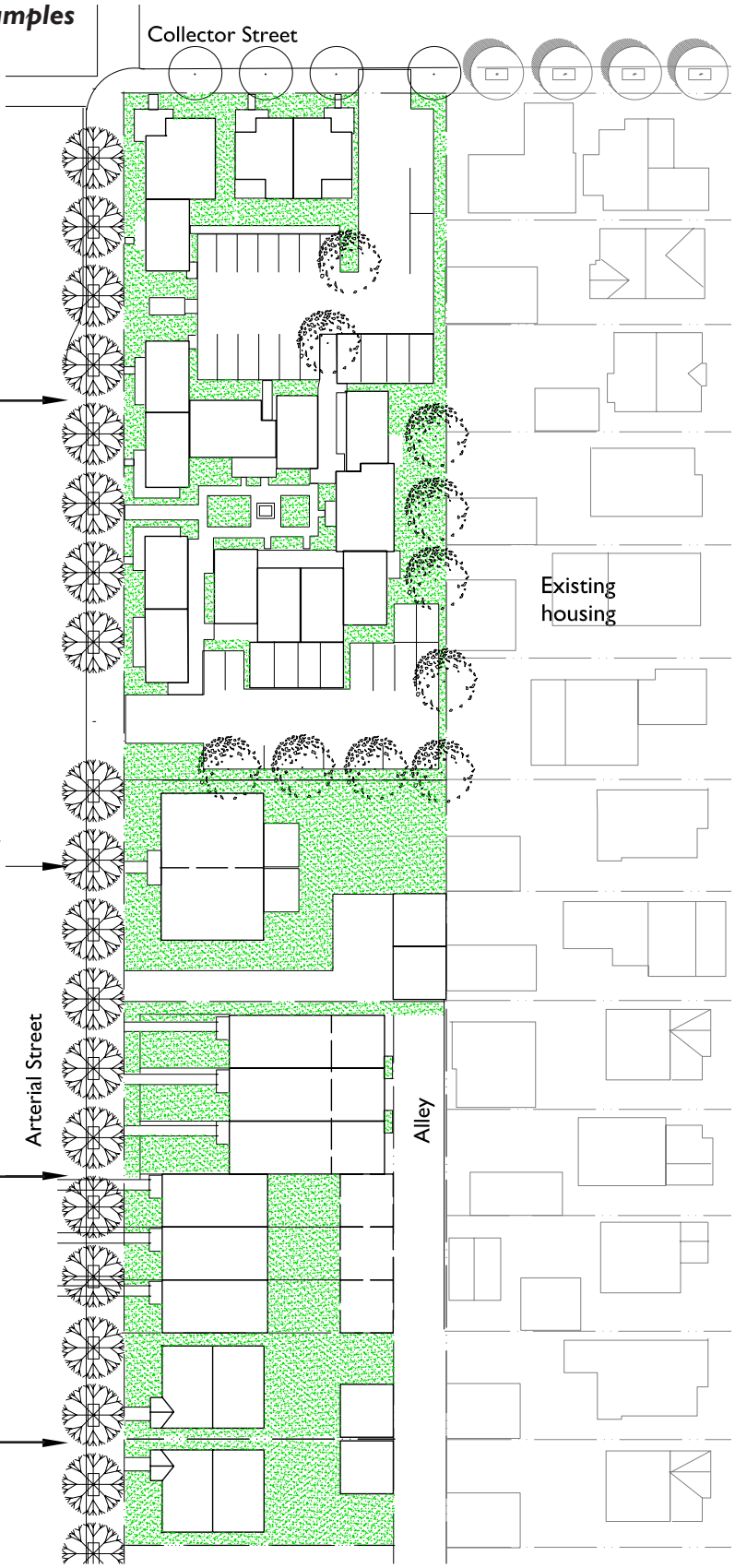
Frontage	All porches should be partially covered with a roof, trellis, or second-floor building mass. Corner units should have porches that face both streets.
Building Length 	Buildings facing a public street should be no longer than 75'.
Yards	Side yards should be a minimum of 5' for a one-story building and 8' for a two-story building. Back yards should be a minimum of 10' by 10'. Front yard landscaping should not exceed the height of the front porch.
Parking 	Parking should be located behind each building, fully secured and not visible from the street.

Figure III-2 Residential Site Planning Examples



Courtyard Housing

Mix of garages and surface parking, both screened from view by buildings or landscaping. Surface parking is permitted with site plan review for projects with more than 40 units and densities less than 29 units/acre. (These courtyards qualify for site plan review because they are part of a large project across the street.)

Housing is oriented around common, usable open space.

Units are a mix of one and two stories.

Unit entries are oriented toward the courtyards or streets.

Front yard setbacks ma be reduced through site plan review in order to maximize usable open space in the courtyards.

Quadplexes

Garages are in the rear half of lot with driveway access on the side.

Front entries with porches are oriented toward the street.

Common open space is provided in the back with private patios and balconies adjacent to units.

Townhomes

These townhomes have alley access.

Garages in upper 3 units are tucked under the units. Units are set back with yards in front.

Garages in lower 3 units are detached with yards between the units and garages.

All units have front entries from porches oriented to the street.

Single-Family Homes

Garages are in the rear half of the lot with alley access.

Front entries with covered porches are oriented to the street.

C. Residential Building Design

Key objectives of the residential building design guidelines include:

- Subordinating cars
- Respecting the neighborhood, including the scale and design of surrounding development - by not overwhelming the neighbors and incorporating compatible design elements
- Consistent architecture on all sides
- Providing sunlight, natural ventilation and privacy
- Quality design, materials and finishes
- Variety of forms within a consistent style
- Creating not just a housing unit but a home

Top: In the past, residential buildings were designed to be compatible with their neighbors, both in scale and style.

Middle: Often new buildings, including single family homes, are not as sensitively designed.

Bottom: This apartment building tries to be compatible in scale and style with its older single-family neighbor.

Recently constructed higher density housing in cities like Pasadena (top 2 images) and San Francisco (bottom) has provided a sense of scale, quality design and an attractive living environment along major streets.

Table III-2 Residential Building Design Guidelines

TOPICS	GUIDELINES
ALL HOUSING TYPES	
Neighborhood Compatibility	New housing should enhance the visual and architectural character of the neighborhood.
Common Vocabulary	The architecture within a housing development should reflect a common vocabulary of building massing, forms, architectural elements and materials, and at the same time, express variation among individual buildings. Building design should draw upon and complement noteworthy architecture in the surrounding neighborhood. Each individual building should employ a single architectural style, rather than a mix of different styles. All facades of a building, including sides and rear, should employ the same style and have the same vocabulary of forms, details and materials.
Massing	All facades should be well-composed and articulated. A variety of architectural strategies should be used to articulate the massing of a building, including variations in building height, bay windows, chimneys, dormers, second floor balconies, trellises, recessed volumes, corner balconies, stepped-back top floors, and varying roof slopes. Buildings should be well-proportioned. Symmetry and aligned porches and windows can be effective, although a skilled architect can use asymmetry just as effectively.
Roofs	Roofs on a building and its garage generally should be consistent, employing the same roof type (hipped, gabled or flat), slopes and materials. Roof forms should cover the entire width and depth of a building. Superficial roof forms, such as mansards, affixed to the buildings are not permitted.
Porches and stoops	Porches and stoops with trellises, awnings or roofs provide shelter from rain, as well as define unit entries. Porches should be raised a few feet from street level.
Windows and Doors	Window and door placement, size, material and style should help define a building's architectural style. Careful attention should be given to the exterior as well as interior pattern of windows. To prevent wall surfaces from being monotonously flat, windows and doors should be recessed at least 2-1/2 inches from the face of the finished exterior wall. Plant-ons to achieve the required recess are not allowed. If a window contains divided lites (multiple panes), they should be either true divided lites or a quality simulation in which the muntins (dividers) are placed

TOPICS	GUIDELINES
	on both the interior and exterior. To clearly define the entrance to a residence, front doors should be painted or stained a unique color, use distinctive hardware, and be well illuminated at night. Metal security doors and exterior security grilles are not acceptable.
Balconies	Balconies are most attractive and useful when integrated into the architecture of the building, for example, as a recessed element or a deck over porch. Balcony railings should be largely solid or opaque up to 42" high to screen items stored on the balcony from view.
Accessory Elements	Stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the building's architecture.
Materials, Finishes and Color	Materials, finishes and colors should provide an enduring quality and enhance the architecture and massing of each building.
Consistent vocabulary	All facades of a building should employ the same vocabulary of materials. For example, if the front facade is shiplap wood siding, the sides and rear should have the same siding, not stucco.
Durability and quality	All materials should be durable and of a high quality, for example, unglazed clay tile or architectural composition shingles for roofs and integrally colored or painted stucco, cementitious fiber board, or metal siding for walls. Materials that are short-lived, garish or insubstantial should be avoided, for example, composition roll roofing and vinyl, T-111, plywood, or composition-shingles for walls.
Stucco finishes	Stucco should have a smooth finish, such as a smooth trowel or fine sand float finish. Textured, lace or rough sand finishes are not acceptable.
Paint colors	Painted surfaces should use colors that reinforce the architecture of the building and are compatible with natural materials used in the overall project.
Natural Light and Air	Natural light and cross ventilation should be provided to all rooms. Each unit should have two sides exposed to the outdoors with operable windows. Where possible, windows should be located to take advantage of prevailing breezes to improve cross ventilation.

TOPICS	GUIDELINES
SINGLE-FAMILY HOMES	
Mix of Models	Block frontages should include at least 3 distinct models, plus variations for corner lots. Homes of the same model, including reverse floor plans, may not occur on adjacent lots. Each block face should include a variety of 1- and 2-story elements and both horizontal and vertical articulation.
Variation Among Buildings	For larger projects, variation among buildings should be provided through variations in building design within the same architectural style.
ALL MULTI-FAMILY HOUSING	
Visual Interest	Visual interest should be created by articulation of facades, variation in forms and color, and architectural details such as balconies, rafter tails, and awnings.
Transition to Single-Family Neighborhoods	Portions of multi-family buildings that face or are directly adjacent to single family homes should be designed as, or to appear as, homes of a similar scale.
COURTYARD HOUSING	
Massing	All buildings should be single-family house derivative and compatible. Units or parts of units can be incorporated into one house form. Roof volumes may be occupied by habitable space. Two-story buildings shall be located to maximize the reach of sunlight into courtyards and patios.
DUPLEXES, TRIPLEXES AND QUADPLEX HOUSING	
Massing	All duplexes, triplexes, and quadplexes should be articulated as large single family homes. Buildings can be designed either as stacked flats or abutting townhouses. Roof volumes may be occupied by habitable space.

D. Residential Landscape Design

Landscaping can contribute greatly to neighborhood compatibility. It can give a housing development a unique personality. It can also provide shade and buffer the housing from the street. On-site landscaping of front, side, and rear yards, as well as courtyard spaces, can enhance the living environment and help create outdoor living space that can be used year round in Long Beach. Landscaping of adjacent parkways, including street trees that will achieve a significant scale at maturity, can transform the character of a housing development, as illustrated in the photographs. Landscaped parkways can also provide a buffer for both residents and pedestrians from traffic on the street.

The landscape design of this apartment building on Atlantic Avenue, which incorporates both the site and parkway, contributes to the character of the building and makes it a more attractive living environment.

The trees in the upper two photos will probably never achieve the scale of those in the lower two photos because they are planted in small tree wells with root barriers, instead of in parkways.

Table III-3 Residential Landscape Design Guidelines

These guidelines apply to the R-3 and R-4 Districts and not to the R-1 and R-2 Districts.

TOPICS	GUIDELINES
Landscaping of Required Setbacks	All required setback areas, except those abutting alleys should be landscaped with trees, shrubs and/or groundcover. The required setback from an abutting alley should also be landscaped unless used for a driving aisle.
Courtyard Landscaping	Courtyards and other common areas should be landscaped to be usable outdoor spaces, accommodating informal outdoor activities such as small gatherings and play spaces for children.
Shading of Buildings	The east and west walls of buildings should be shaded with evergreen trees to reduce summer heat gain. South walls should be shaded with deciduous trees.
Sustainable Plant Materials	The majority of plant materials should be drought tolerant and require relatively low maintenance.
Pedestrian access	A decorative paved walkway that is separated from and does not cross the driveway should be provided between the sidewalk and the entry to each unit facing the street.
Paving	Except for walkways to residences, paving should be kept to a minimum in required setback areas. Driveways and parking lots should be permanent materials such as concrete pavers, colored concrete, or concrete combined with decorative pavers or brick bands. Asphalt is not acceptable.
Fences and Gates	Fences and gates separating public or common areas, including between courtyards and the street or parking courts, should be transparent in character and set back from street face of building. Gates or fences enclosing backyard private space may be opaque. Fence and gate design should match the character of the adjacent building architecture. Colors should be coordinated with building color. To create visual interest, vertical and horizontal members that comprise a fence or gate should differ in size and profile. Chain link fences and standard tubular steel picket fences (3/8" square space 4" on center) are not acceptable.

Landscaping of Parking Lots

Perimeter screening

Required walls must be either concrete block finished in smooth stucco to match the building or poured in place concrete with vines planted to cover the walls on the parking lot side.

Adjacent to residential district

A minimum 6'-6" solid wall (not a wood or chain link fence) should be provided where a commercial parking lot abuts the rear or side yard of a residential lot. The wall should be 3' where it abuts the front yard of a residential lot.

Adjacent to residential district across an alley

One of the following should be provided adjacent to an alley with residential zoned or developed lots located across the alley: a minimum 6'-6" solid wall (not a wood fence); or a hedge of broad-leaf evergreen shrubs such as *Ligustrum japonicum* (Japanese Privet) from 15-gallon containers planted 5' on center, or 6-10' tall clumping (not running) bamboo to provide a continuous green hedge at least 6' tall; or a combination of a solid wall and a hedge or row of trees.

Adjoining public street

A solid, compact hedge of shrubs, such as *Ligustrum japonicum* (Japanese Privet), that are 2' tall and 2' on center when planted and are maintained at a height of 3' or a minimum 18' tall planter or berm with a minimum 1' tall hedge should be provided. The 3' masonry wall permitted by zoning regulations is not recommended because the wall footing will reduce root volume in soil for required perimeter trees.

Parking lot shading

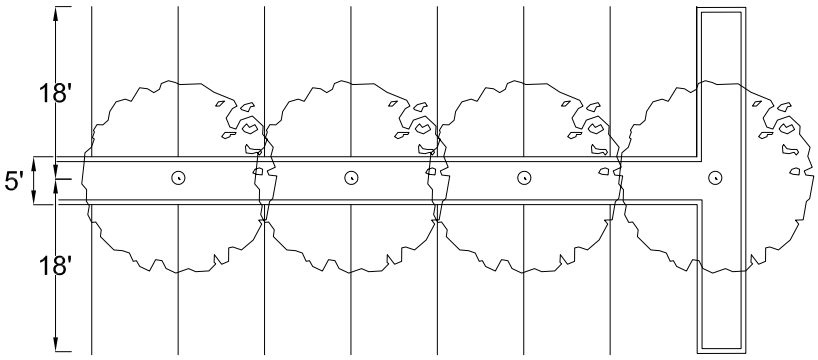
Perimeter

A continuous row of canopy trees of a species that will have a minimum 30' diameter canopy within 10 years of planting should be planted 18 - 30' on center (1 tree per 2 or 3 spaces) depending on canopy spread in the required landscaped setback area to shade both the perimeter parking spaces and the adjacent sidewalk. Small "understory" trees may be planted between the canopy trees to achieve the spacing required by Zoning.

Interior

One tree per 4 parking spaces (excluding spaces shaded by perimeter trees) should be planted throughout the parking lot to provide shading of 50% of the parking within 10 years of planting. To achieve this goal, trees should be standard in form (single trunk), have spreading canopies that will reach a diameter of 30' within 10 years, and should be planted in a minimum planting area of 60 square feet per tree without root barriers. A continuous planting area at least 5' wide, including curbs, should be provided between parking aisles. A 5' wide planting area will not increase the required aisle width since a car may overhang the planting area 2-6" with the curb serving as the wheel stop. The bumpers of vehicles manufactured after 1980 rarely extend more than 2' beyond the tires, leaving 1' for tree trunk diameter. However, to further reduce the potential for contact between trees and bumpers, trees

should be aligned with parking space striping. Additional width should be provided wherever feasible.



Numerous species of trees, both evergreen and deciduous, are appropriate for parking lot planting. A list of commonly used street and parking lot trees can be found in "Street Trees Recommended for Southern California" (2nd Edition), published by Street Tree Seminar, Inc. (714-991-1900). Landscape architects can provide a more extensive range of choices.

Parking structures

Particular attention should be paid to landscaping around parking structures. A 6' wide landscaped strip should be provided on all sides with one tree that will obtain a mature height not less than the height of the structure per 20 linear feet of structure perimeter. Appropriate tree species for this condition are tall narrow trees, such as *Hymenosporum flavum* (Sweetshade). In addition, all sides of the structure must be screened with vines or other approved screening.

Landscaping of Alleys

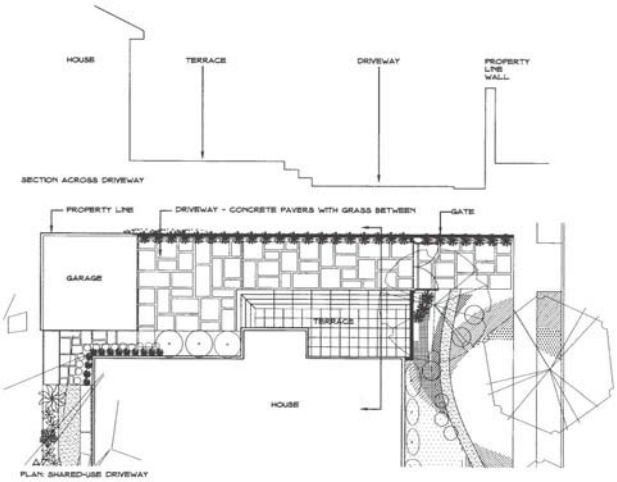
Landscaping should be incorporated into alleys and rear yards as feasible.

Landscaping Over Parking Garages

Landscaped areas on the top of parking garages should contain sufficient soil to allow healthy growth of all plant materials to be planted.

Figure III-3 Residential Landscaping Examples

Landscaping can enhance the value of new housing.



Both existing and new single-family homes with parking in the back can be designed so that driveways are usable outdoor spaces.

The alley in the upper photo would be more attractive with a little landscaping like the alley in the lower photo.

Courtyards over parking can be designed to incorporate landscaping, but some at-grade landscaped areas should be provided to accommodate large trees and landscaped areas that are not behind planter walls.

IV. INDUSTRIAL DEVELOPMENT GUIDELINES

A. Overview

As noted in the Introduction, these design guidelines are intended to serve as a guide for property owners and developers who are planning new development projects or renovation of existing structures in North Long Beach and for City staff who review those projects. These design guidelines supplement zoning regulations and do not include development standards already contained in the zoning regulations. The zoning regulations should be thoroughly reviewed prior to beginning the development process.

The following industrial zoning districts are currently found in North Long Beach:

IL Light Industrial, industries whose primary operations occur entirely within enclosed structures and which pose limited potential for environmental impact on neighboring uses.

Examples: The area generally bounded by Atlantic Avenue, Artesia Boulevard, the Los Angeles River and the north city limit; and the area generally bounded by Obispo Avenue, South Street, Cherry Avenue and the north city limit.

IM Medium Industrial, industries and industrial processes that involve more intensive operations than Light Industrial uses.

Example: Cherry Industrial Circle (south of South Street and east of Cherry Avenue).

IG General Industrial, the "industrial sanctuary" district in which a wide range of industrial uses that may not be desirable in other districts are appropriate, with an emphasis on traditionally heavy industrial and manufacturing uses.

Example: The area generally bounded by Paramount Boulevard, South Street, Cherry Avenue, and Artesia Boulevard.

B. Industrial Site Planning, Building Design, and Landscape Design

In the past, as much attention was devoted to the design of industrial buildings and their landscape as to commercial buildings, reflecting the importance of industry to the economy. It is the goal of these guidelines to begin again to focus such attention on the City's new and renovated industrial buildings, re-establishing their importance to the City and the larger region.

The Strategic Guide recommends that 1) existing industrial uses be retained and enhanced to be more compatible with the surrounding community; 2) new low-impact industrial uses be added along utility corridors where feasible; and 3) some existing, underutilized commercial areas be converted to industrial uses to create consistent industrial districts.

Most of the existing industrial facilities are large-scale manufacturing. Enhancements to those facilities include: screening of storage, parking and other unattractive uses; the addition of landscaping along street frontages and adjacent non-residential land uses, around buildings and in parking lots; the addition of pedestrian circulation and outdoor gathering places; and modest building improvements, including painting and entry enhancements.

New industrial development should be designed as business parks with integrated landscaping and pedestrian and vehicular circulation.

All of the following design guidelines apply to new and existing industrial development. They should be implemented at existing facilities to the extent feasible.

Table IV-1 Industrial Site Planning Guidelines

TOPICS	GUIDELINES		
Guidelines that Vary by Zoning District			
	Light Industrial IL	***Medium Industrial IM***	***General Industrial IG***
Maximum lot coverage by building	50%	50%	60%
Building/parking lot setback from property lines			
On Local or Collector Streets	6 ft.	6 ft.	6 ft.
On Arterial Streets	10 ft.	10 ft.	10 ft.
Abutting residential districts	10 ft.	15 ft.	25 ft.
Abutting commercial, institutional or planned districts	10 ft.	15 ft.	15 ft.
Abutting industrial districts	0 ft.	0 ft.	0 ft.
Location of outdoor storage	Only in rear yard	Only in rear yard	Only in rear yard
Screening of outdoor storage and mechanical equipment from view of public right-of-way or adjacent property	By solid screen	By solid screen	By solid screen

Guidelines that Apply to All Industrial Districts

Overall Site Design

Industrial development should enhance the character of the community. The layout of structures and surrounding elements should consider context, site conditions, adjacent uses and the primary traffic access routes. The site plan should facilitate pedestrian access and circulation.

Compatibility

Adjacent residential uses

Residential uses should be buffered from incompatible industrial development. Increased setbacks, generous landscaping and orientation of site activities away from adjacent residential uses can increase compatibility.

Adjacent industrial uses

Compatible adjacent industrial uses should be connected by walkways, common landscaped areas and/or building orientation where appropriate.

Existing structures

Existing structures that are distinctive due to age, cultural significance or architectural style should be preserved and incorporated into the development project.

TOPICS	GUIDELINES
Internal continuity	In multi-building complexes, visual continuity among the various buildings should be provided through the use of common site design elements, such as courtyards and plazas, landscaping, lighting, and paving, as well as building architecture.
Site Entry Design	Both vehicular and pedestrian entries should be provided from the street. Entry areas should be enhanced with additional landscaping, low-profile monument signs and decorative paving.
Vehicular Access	
Circulation layout	Site access and internal circulation should: promote safety and convenience; minimize conflicts between pedestrians and vehicles; provide continuous circulation throughout the site; and provide adequate space for maneuvering, stacking, truck staging, loading, and emergency vehicle access.
Driveways	Driveways should be limited to the minimum required for access and circulation; located as far as possible from intersections; shared with adjacent properties where feasible; located to maximize the potential for raised landscaped medians and to align with driveways on the opposite side of the street.
Parking	Parking should not dominate street frontages and should be screened by buildings and landscaping. Large parking lots should be divided into a series of connected smaller lots. Parking lots should be separated from buildings by a raised walkway at least 4 feet wide and a landscaped area at least 6 feet wide.
Pedestrian Circulation	Clearly defined pedestrian paths from parking lots, sidewalks and transit stops to primary building entries should be provided. Those paths should be: separate from and parallel to vehicular routes, minimizing the need for pedestrians to cross parking aisles; visible, safe, attractive and well defined by enhanced paving and low-level lighting; and buffered from parking or parking aisles by landscaping. To minimize conflicts between pedestrians and vehicles, vehicular access should be located away from primary building entries.
Usable Open Space	
Courtyards and plazas	Buildings should be clustered to create courtyards and plazas in automobile-free outdoor spaces that are defined by the buildings. Those courtyards and plazas should include landscaping, water features, furniture and other facilities that encourage outdoor dining and other outdoor activities. At least 15% of each courtyard or plaza should be landscaped and shade trees or architectural elements should provide midday (noon - 2 p.m.) shading of at least 50% of the open space.

TOPICS	GUIDELINES
Recreational facilities	Recreational facilities, such as walking/jogging and bicycle paths are encouraged. In particular, a continuous multi-use path should be provided adjacent to the Los Angeles River. As each parcel on the north-south and east-west SCE right-of-way is developed, the path should be added with a point of connection to the next parcel.
Loading and Delivery	Loading and delivery facilities should be located and designed to minimize: their visibility, conflicts with pedestrians and other vehicles, and noise. Loading and delivery facilities should be screened by buildings, architectural wing walls, freestanding walls and/or landscaping.
Utilities and Mechanical Equipment	Utilities and mechanical equipment, such as electrical meters and panels and backflow preventer assemblies, should be screened from view by screening devices that are compatible with the architecture, materials and colors of the adjacent structures. Transformers should be undergrounded.
Trash Enclosures	Trash storage must be enclosed within or adjacent to the main structure or located in a separate freestanding enclosure. Trash enclosures should be: unobtrusive; accessible; located so that trash pick up does not interfere with other vehicular circulation; located away from residential uses; architecturally compatible with the overall project design; and screened by landscaping.
Walls and Fences	Walls and fences should: complement the project's architecture; include landscaping to soften the appearance of the wall; and be articulated to avoid long expanses of blank wall. Chain link fences, wood fence, barbed wire, and razor wire may not be visible from the street. View fencing, such as ornamental tubular steel with solid pilasters or low masonry walls with ornamental tubular steel on top, are strongly encouraged. Gates should be provided to allow emergency access/egress from the site.
Paving	Decorative paving should be incorporated into parking lot design, driveway entries, pedestrian walkways and especially crosswalks.
Site Lighting	
Spill-over lighting	Light sources should not be directly visible from surrounding properties, streets or sky. Light poles should not be more than 16 feet tall and fixtures with shielded light sources and cut-off optics should be used.
Level of illumination	The level of illumination should be adequate for safety and security during operating hours. It should be reduced during non-operating hours to a level that is adequate, in combination with the project's security system, for security.

TOPICS	GUIDELINES
Compatibility	Light fixtures and supports should be compatible with the project's architecture. Pedestrian-scale lighting of usable open spaces should be provided.
Crime Prevention	
Pay phones	Exterior pay phones shall not be installed.
Site address	The site address shall be visible and illuminated.
Site lighting	Site lighting should be on automatic timers to provide illumination during all hours of darkness. Areas under canopies and awnings should be illuminated. Metal halide lighting is recommended.
Landscape maintenance	Tree canopies should be pruned up above 7'. Hedges, other than those around parking lot perimeters should not exceed 24 inches. Planting and lighting should be coordinated to avoid obstruction of illumination.

Table IV-2 Industrial Building Design Guidelines

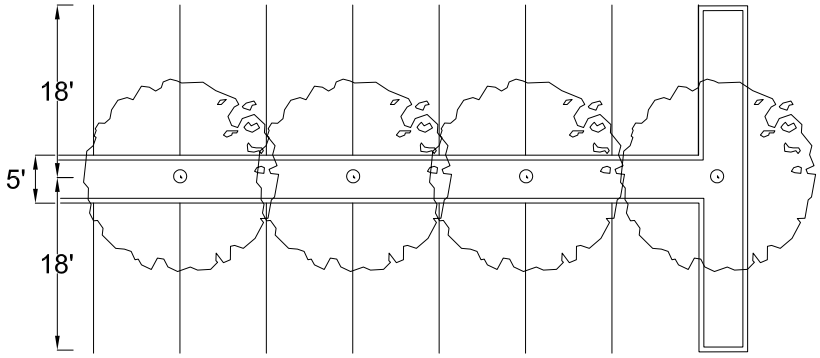
TOPICS	GUIDELINES
Architectural Style	High quality, innovative architecture is encouraged. The architectural style and design of a multi-building complex should be consistent throughout. Typically, the design of industrial buildings is simple with emphasis given to primary entries and landscaping around the building used to provide a transition to human scale.
Sustainability	Sustainable building design features, consistent with LEED (Leadership in Energy and Environmental Design) Green Building Rating System®, should be incorporated. LEED is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings and energy-efficient design, including siting and landscaping, (Visit the U.S. Green Building Council's web page at www.usgbc.org for more information regarding LEED standards.)
Facade Design	
Variation/articulation	In general, large buildings should incorporate some variations in form and details to create visual interest. Facades over 100 feet in length should be articulated by expansion joints, reveals, or changes in texture and color. Variations in building height, massing and setbacks to define different building functions, such as entry, office and warehousing, are encouraged.
Consistent treatment	The same building design and materials should be used on all building walls.
Primary Building Entries	
Articulation	Building entries should be well defined and articulated from the rest of the building.
Entry canopy or awning	A canopy or awning at a building entrance enhances industrial buildings by providing shelter and visual interest at the street level. Canopies and awnings also help direct patrons to the entrance and provide visual relief to the massing of industrial buildings.
Roof Design	The roof should be an integral part of the overall building design. Flat roofs are generally most appropriate for industrial buildings. They may include overhangs for shading or cornices if appropriate to the building's overall design. Gutters and downspouts should be integral or otherwise concealed from view. Rooftop mechanical equipment should be set back from the building walls and screened to reduce visibility from the street and adjacent properties.
Doors and Windows	The size and location of doors and windows should relate to the scale and proportions of the overall building elevation on which they are located. Their placement can provide rhythm and variety. Recessed openings provide depth and contrast on flat wall planes.

TOPICS	GUIDELINES
Materials and Color	A comprehensive palette of materials and color scheme should be developed for each site. Materials and color can be used to create visual interest, but variations in multi-building complexes should be complementary. Exterior materials should be durable and high quality for ease of maintenance. High-maintenance materials, such as wood, clapboard or shingles, should be avoided. Materials that can withstand abuse should be used. False facades and attached veneers and ornamentation that could be easily damaged by equipment are discouraged. Landscaping should be provided adjacent to exterior walls to discourage graffiti.
Crime Prevention	
Alarm system	A separate alarm system should be installed in each tenant space. Surveillance cameras may be appropriate at primary entries.
Roof access	Exterior roof access should not be provided.

Table IV-3 Industrial Landscape Design Guidelines

TOPICS	GUIDELINES
Landscaping of Required Setbacks	All required setback areas, except those abutting alleys or used for outdoor dining, should be landscaped with trees, shrubs and/or groundcover. The required setback from an abutting alley should also be landscaped unless used for a driving aisle. Decorative features, such as paving, rock work, fountains and ponds, may be used if consistent with site design and architectural style.
Landscaping of Parking Lots	
Perimeter screening	Required walls must be either concrete block finished in smooth stucco to match the building or poured in place concrete with vines planted to cover the walls on the parking lot side.
Adjacent to residential district	A minimum 6'-6" solid wall (not a wood or chain link fence) should be provided where a commercial parking lot abuts the rear or side yard of a residential lot. The wall should be 3' where it abuts the front yard of a residential lot.
Adjacent to residential district across an alley	One of the following should be provided adjacent to an alley with residential zoned or developed lots located across the alley: a minimum 6'-6" solid wall (not a wood fence); or a hedge of broad-leaf evergreen shrubs, such as *Ligustrum japonicum* (Japanese Privet) from 15-gallon containers planted 5' on center, or 6-10' tall clumping (not running) bamboo to provide a continuous green hedge at least 6' tall; or a combination of a solid wall and a hedge or row of trees.
Adjoining public street	A solid, compact hedge of shrubs, such as *Ligustrum japonicum* (Japanese Privet), that are 2' tall and 2' on center when planted and are maintained at a height of 3' or a minimum 1'-6" tall planter or berm with a minimum 1' tall hedge should be provided. The 3' masonry wall permitted by zoning regulations is not recommended because the wall footing will reduce root volume in soil for required perimeter trees.
Parking lot shading	
Perimeter	A continuous row of canopy trees of a species that will have a minimum 30' diameter canopy within 10 years of planting should be planted 18 - 30' on center (1 tree per 2 or 3 spaces) depending on canopy spread in the required landscaped setback area to shade both the perimeter parking spaces and the adjacent sidewalk. Small "understory" trees may be planted between the canopy trees to achieve the spacing required by Zoning.
Interior	One tree per 4 parking spaces (excluding spaces shaded by perimeter trees) should be planted throughout the parking lot to provide shading of 50% of the parking within 10 years of planting. To achieve this goal, trees should be standard in form (single trunk), have spreading canopies that will reach a diameter of 30' within 10 years, and should be planted in a minimum planting

area of 60 square feet per tree without root barriers. A continuous planting area at least 5' wide, including curbs, should be provided between parking aisles. A 5' wide planting area will not increase the required aisle width since a car may overhang the planting area 2-6" with the curb serving as the wheel stop. The bumpers of vehicles manufactured after 1980 rarely extend more than 2' beyond the tires, leaving 1' for tree trunk diameter. However, to further reduce the potential for contact between trees and bumpers, trees should be aligned with parking space striping. Additional width should be provided wherever feasible.



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Parking structures

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Landscaping of Alleys

Landscaping should be incorporated into alleys and rear yards as feasible.

Landscaping Over Parking Garages

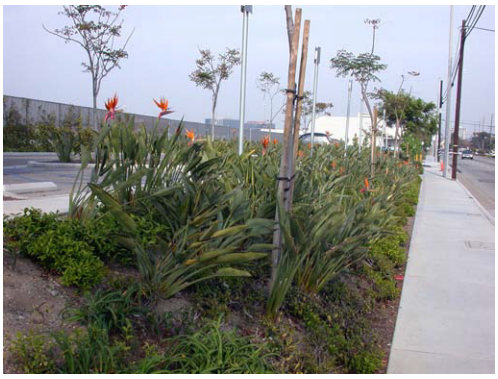
Landscaped areas on the top of parking garages should contain sufficient soil to allow healthy growth of all plant materials to be planted.

Paving

Paving should be kept to a minimum in required setback areas.

Shading of Buildings

The east and west walls of buildings should be shaded with evergreen trees to reduce summer heat gain. South walls should be shaded with deciduous trees.



As the City's own maintenance building demonstrates, with quality of building design and materials, as well as landscaping, industrial buildings can be an asset to the community.

The TABC industrial site in North Long Beach shows how usable, landscaped open space can be included.